

063.A

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

518,800 / 518,800

USE VALUE:

518,800 / 518,800

ASSESSED:

518,800 / 518,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		VICTORIA RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	CARUSO CAROLE A
Owner 2:	
Owner 3:	

Street 1: 7 VICTORIA RD #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo

with a Condo Conv Building built about 1930, having primarily

Wood Shingle Exterior and 1294 Square Feet, with 1 Unit, 1

Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7120																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								199036
								GIS Ref
								GIS Ref
								Insp Date
								07/24/18
								05535!
								PRINT
								Date Time
								12/10/20 20:24:39
								LAST REV
								Date Time
								08/09/19 11:38:09
								jorourke
								5535
								ASR Map:
								Fact Dist:
								Reval Dist:
								Year:
								LandReason:
								BldReason:
								CivilDistrict:
								Ratio:

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID		PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	102	FV	507,700	3300	.	.	511,000	511,000	Year End Roll	12/18/2019			
2019	102	FV	495,100	3300	.	.	498,400	498,400	Year End Roll	1/3/2019			
2018	102	FV	437,200	3300	.	.	440,500	440,500	Year End Roll	12/20/2017			
2017	102	FV	398,000	3300	.	.	401,300	401,300	Year End Roll	1/3/2017			
2016	102	FV	398,000	3300	.	.	401,300	401,300	Year End	1/4/2016			
2015	102	FV	367,400	3300	.	.	370,700	370,700	Year End Roll	12/11/2014			
2014	102	FV	350,400	3300	.	.	353,700	353,700	Year End Roll	12/16/2013			
2013	102	FV	350,400	3300	.	.	353,700	353,700		12/13/2012			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/24/2018									Measured		DGM						
5/6/2000										197	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	CONDO CONVERSION 1997, Building Number 1.																		
Sty Ht: 1 - 1 Story		A Bath:	Rating:																			
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																			
Foundation: 1 - Concrete		A 3QBth:	Rating:																			
Frame: 1 - Wood		1/2 Bath:	Rating:																			
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																			
Sec Wall:	%	OthrFix:	Rating:																			
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	1st Res Grid				Desc: Line 1				# Units: 1										
Color: WHITE		A Kits:	Rating:																			
View / Desir: N - NONE		Frl:	Rating:																			
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C+ - Average (+)		CONDOS INFORMATION																				
Year Blt: 1930	Eff Yr Blt:	Location:																				
Alt LUC:	Alt %:	Total Units:																				
Jurisdict:	Fact: .	Floor:	2 - 2nd Floor	REMODELING				RES BREAKDOWN														
Const Mod:		% Own:	52.000000000																			
Lump Sum Adj:		Name:	160 - 7120																			
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %																			
Prim Int Wall: 2 - Plaster		Functional:																				
Sec Int Wall:	%	Economic:																				
Partition: T - Typical		Special:																				
Prim Floors: 3 - Hardwood		Override:																				
Sec Floors:	%	Total:	18.6 %																			
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES																
Subfloor:		Basic \$ / SQ:	295.00					Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:		Size Adj.:	1.35000002																			
Electric: 3 - Typical		Const Adj.:	0.99980003																			
Insulation: 2 - Typical		Adj \$ / SQ:	398.170																			
Int vs Ext: S		Other Features:	60500																			
Heat Fuel: 2 - Gas		Grade Factor:	1.10																			
Heat Type: 5 - Steam		NBHD Inf:	1.00000000																			
# Heat Sys: 1		NBHD Mod:																				
% Heated: 100	% AC:	LUC Factor:	1.00																			
Solar HW: NO	Central Vac: NO	Adj Total:	633306						Juris. Factor:		Before Depr:	437.99										
% Com Wall:	% Sprinkled:	Depreciation:	117795						Special Features:	0	Val/Su Net:	398.38										
		Depreciated Total:	515511						Final Total:	515500	Val/Su SzAd:	398.38										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 063.A-0003-0002.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1	10X20	A	AV	1930	27.50	T	40	102			3,300		3,300					
More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300																